

TOWNSHIP OF LOWER

2600 Bayshore Road
Villas, New Jersey 08251



Incorporated 1798

(609) 886-2005

THESE MINUTES HAVE NOT BEEN FORMALLY APPROVED AND ARE SUBJECT TO CHANGE OR MODIFICATION BY THE PUBLIC BODY AT ITS NEXT MEETING. THIS BOARD WILL NOT BE RESPONSIBLE FOR ANY MIS-STATEMENTS, ERRORS OR OMISSIONS OF THESE MINUTES, AND CAUTIONS ANYONE REVIEWING THESE MINUTES TO RELY UPON THEM ONLY AT THEIR OWN RISK.

LOWER TOWNSHIP ZONING BOARD

A regularly scheduled meeting of the Zoning Board of Adjustment was held on December 6, 2012 at the Lower Township Municipal Building. The meeting was called to order at 7:00 P.M. by Chairman James Hanson. The Recording Secretary stated that adequate notice of said meeting was given in compliance with the Open Public Meetings Act of 1975.

MEMBERS PRESENT: Chairman James Hanson
John Armbruster
David F. Brand, Jr.
Ernest Utsch III
Robert Sweeten
Michael DiStefano
Stephen Komar

MEMBERS EXCUSED: Bruce Waterman
Christopher Kobik
Dianne Kelly
Kristine Trusiak

STAFF PRESENT: Anthony J. Harvatt, II, Board Solicitor
Mark Sray, Board Engineer
William J. Galestok, Board Secretary
Lisa A. Schubert, Recording Secretary

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated December 5, 2012.

List of Board Engineer vouchers dated December 6, 2012.

The New Jersey Planner: September/October 2012; Vol. 73., No. 5.

Letter:

TO: William Galestok,
Lower Township Planning Director

FROM: Anthony J. Harvatt, II, Esq.

DATE: November 19, 2012

RE: Proposal for Lower Township Zoning Board Attorney

Chairman Hanson read the agenda for the benefit of the public.

Mr. Utsch made a motion to approve the November 1, 2012 minutes. The motion was seconded by Mr. Brand. Motion carried.

Mr. Armbruster made a motion to approve Board Engineer vouchers. The motion was seconded by Mr. Utsch. Motion carried.

Mr. Sweeten made a motion to approve Board Solicitor vouchers. The motion was seconded by Mr. Brand. Motion carried.

Mr. Brand made a motion to approve the Resolutions from the November 1, 2012 meeting. The motion was seconded by Mr. Armbruster. Motion carried.

1. Hardship variance application to construct a 12 x 12 sunroom on an existing deck encroaching into the front yard setback, submitted by Loretta & Charles Blankley for the location known as Block 362, Lots 20-23, 12 Pinewood Road.

Mr. Charles Blankley, applicant, and Mr. James Marescta were sworn in by Chairman Hanson.

Mr. Marescta explained to the Board that years ago the Board had approved an addition and deck encroaching into the front yard setback. He explained that the applicant would like to remove the deck and construct a sunroom the same size and in the same location.

The Board asked if the sunroom would have electric and heat? Mr. Blankley explained there would be electric, but no heat. He explained the house is being rewired to code.

There was a discussion the proposed sunroom would stay in line with the existing house at an 18 feet front yard setback.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

The Board questioned the proposed deck on the other side of the house that is shown on the survey? Mr. Blankley explained there is already a permit issued for the deck.

Mr. Armbruster made a motion to conditionally approve this application. The motion was seconded by Mr. DiStefano.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Komar	YES
	Chairman Hanson	YES		

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

2. Hardship variance application to construct an addition encroaching into the front yard setback, submitted by John & Susan Sestito for the location known as Block 541, Lot 20, 208 Glenecreek Road.

Mr. John Sestito, applicant, and Mr. Butch Poehler, builder, were sworn in by Chairman Hanson.

Mr. Sestito explained to the Board that currently when you enter the house, you enter into

the bedroom and you must go through the bedroom into the living room. He explained with the addition, when entering the house, you would enter into the living room.

Mr. Galestok explained the existing house is 392 square feet. He explained after the addition the house would be 538 square foot. He explained the building coverage now is 10%. It would be 13.5% with the addition.

The Board asked if there were similar setbacks in the area? Mr. Poehler explained it is a one block street. A Board member explained there are a wide variety of setbacks on this one block.

This portion of the hearing was opened to the public. There were no public comments. This portion of the hearing was closed to the public.

Mr. Utsch made a motion to conditionally approve this application. The motion was seconded by Mr. Sweeten.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Komar	YES
	Chairman Hanson	YES		

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board to review and approve at the next scheduled meeting.

Mr. Galestok read Resolution #ZBA-12-31, to enter into Closed Session.

Mr. Armbruster made a motion to approve the resolution and enter into Closed Session at 7:13 P.M. The motion was seconded by Mr. Brand. Motion carried.

The meeting was called back to order at 7:37 P.M.

Mr. Brand made a motion to adjourn at 7:37 P.M. The motion was seconded by Mr. Armbruster. Motion carried.

Respectfully submitted,

Lisa A. Schubert,
Recording Secretary

A verbatim recording of said meeting is on file in Township Hall.

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